

# HPC

## Monroe County Historic Preservation Commission MINUTES

**Monday, May 6, 2013 2:00**

**Tavernier Fire House, 151 Marine Ave., Tavernier**



### **Call to Order.**

Alice Allen called the meeting to order.

### **Roll Call.**

Alice Allen, Chair

Bert Bender

Donna Bosold

Jim Clupper, absent

Ray Rhash, absent

Staff: Steve Williams, County Attorney

Rey Ortiz, County Planner

Diane Silvia, Preservationist

### **Adoption of Minutes from the March 4, 2013 meeting.**

Approval of the March 4, 2013 minutes was deferred so that another Commissioner that attended that meeting can be present.

### **2:00 pm Regular Meeting**

#### **Applications for Special Certificate of Appropriateness:**

VIRGINA DELGADO OAKWOOD is proposing to remove the existing red asphalt shingle roof and replace it with peel and stick underlayment and 5-vcrimp (silver color), metal panels at her home at 168 Lowe Street. The subject property is legally described as partial lot 15 and all of lot 21 Tavernier Beach AMD, Key Largo, Monroe County, Florida having Real Estate Number: 00566230-000000.

#### **Staff presentation & recommendation**

Diane Silvia read the staff report into the record noting the applicable standards and guidelines.

#### **Applicant presentation**

The tenant, Julie Gaither was present. She noted the new roofing would be an improvement.

#### **Public testimony**

There was no public testimony.

**Staff response**

There was no staff response.

**Board discussion**

The Commissioners had no questions.

**Motion**

Donna Bosold motioned to approve the project as proposed. Bert Bender seconded the motion. All voted in favor of the motion.

2. BALLAST TRAIL LLC is proposing to construct a dock and mooring piles at 200 Ballast Trail. The subject property is legally described as Pt Lots 4,9,10, B & D Amos Lowe Homestead, island of Key Largo, Monroe County, Florida having Real Estate Number: 00090220-000000.

**Staff presentation & recommendation**

Diane Silvia read the staff report into the record noting the applicable standards and guidelines.

**Applicant presentation**

Gay Marie presented the project. The owners have received U.S. Army Corps of Engineers approval. They are in the process of working on a "long dock variance." The reason the dock must be so long is to get out to a water depth of 4'. This is consistent with the other nearby properties.

**Public testimony**

There was no public testimony.

**Staff response**

Rey Ortiz, County Planner, noted that if there are any modifications to the project they will need to come back before the Historic Preservation Commission.

Donna Bosold asked, what you are saying is if there are changes made while going for a variance she will have to come back.

Mr. Ortiz said this could happen dealing with an outside agency like the Corps of Engineers.

**Applicant response**

Gay Marie said she has never had the Corps of Engineers make revisions but she understands if there are changes she will have to bring this back.

**Board discussion**

Alice Allen noted that the dock extends back onto the shore about 4', blocking public access along the shore.

Ms. Marie said his walkway goes to the dock.

Bert Bender said the property line extends out into the water.

**Motion**

Donna Bosold motioned to approve the project as proposed. Bert Bender seconded the motion. All voted in favor of the motion.

**Other Business:**

Diane Silvia noted that Ms. Allen will not be available for the June 3<sup>rd</sup> meeting. Steve Williams and Rey Ortiz will also be out of town. Ms. Silvia said she would contact the absent HPC members to make sure we will have a quorum.

Alice Allen said the County was proposing a tier change to Tier 3 on the Ballast Trail property. She banded with other neighbors to point out their objections and now she is happy to report the property will remain classified as Tier 3a spa.

Ms. Allen said the county recently purchased a large property on the gulf side of Tavernier. It is a 2.7 acre upland plot that extends from the Bank of America almost to Century Bank. She noted that if they find something significant on this property it would give it greater protection. She will do some historic research on this parcel. The train track probably ran through there. She asked Mr. Ortiz if there is any process the County must go through when it purchases a property to look for cultural remains.

Rey Ortiz said no. If they were to find anything of significance when working on the property, then emergency measures could be taken to protect it.

Ms. Allen said it is protected because it is owned by the County. If we could find anything significant we could get it historically designated which would result in even greater protection. We would like to get more properties designated on the bay side of Tavernier.

Mr. Ortiz asked are you saying to expand the historic district.

Ms. Allen said yes.

Mr. Ortiz said this would be a long process.

**Adjournment.**

As there was no other business, the meeting was adjourned.

Respectfully submitted,  
Diane Silvia